

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
N/S Landstreet Rd., approx. \* ZONING COMMISSIONER  
500' W. of York Road \*  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Maryland State Fair and \* Case No. 88-253 SPH  
Agriculture Society, Inc. \*  
Petitioner \*

AMENDED ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of April, 1988 that due to a transcription error in Restriction #1, the following replacement Condition #1 shall apply:

1. That the Petitioner shall landscape and fence the subject property as set forth on the attached plan. The landscaping shall comply with the attached plan and be approved by the Baltimore County Landscape Planner, Office of Current Planning. The fence shall be:

a. Fabric - Vinyl coated steel chain link fabric in accordance with ASTM F 668 - type 2B.

Steel core wire shall be galvanized in accordance with ASTM A - 641 - 71A.

Color shall be a dark, earth tone.

The fabric type shall be:

- 1) standard industrial type
- 2) 2" x 1/8"
- 3) 9 gauge
- 4) 0.148" core wire diameter
- 5) 1290 lbs. breakload

The fabric selvage shall be knuckled on the top and bottom.

b. Slating Specifications:

P.O.S. (PRIVACY DECORATIVE SLATTING) or equal 0.951 density polyethylene hollow rectangular tube that fits snugly into the weave of chain link fabric. The melt index value is .35/40 (environmental stress crack resistance

(ESCR). The low temperatures brittle point is -76 degrees Fahrenheit.

All of the other conditions and restrictions of this Order will remain in effect and are unaltered by this Amended Order.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JRH:mmm  
cc: Peoples Counsel

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
N/S Landstreet Rd., approx. \* ZONING COMMISSIONER  
500' W. of York Road \*  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Maryland State Fair and \* Case No. 88-253-SPH  
Agriculture Society, Inc. \*  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a temporary use permit for the parking of vehicles associated with the Maryland State Fair and only during two weeks of the Annual State Fair on the property designated as Lots No. 1-20 inclusive, in Section L of Timonium Heights, which is more particularly described on Petitioner's Exhibit 1.

Mr. Howard M. Mosner, Jr., General Manager, of the Maryland State Fair and Agriculture Society, Inc., appeared and was represented by attorneys, Robert Hoffman and Thomas Peddicord. Mr. Cornelius from Traffic Group, Inc., a traffic expert, also appeared and testified.

There were eight Protestants, Mr. and Mrs. George, Mr. Medlin, Mr. and Mrs. Schwind, Ms. Kern, Ms. Rainey and Mrs. Egan.

The testimony, in this matter, tends to indicate that the Petitioner wishes to create (and has already built) a parking area within a portion of the D.R.3.5 zoned section of the Greater Timonium Heights area. That parking area has recently been purchased by the Timonium State Fair and Agricultural Society, Inc., also known herein as the Maryland State Fair.

The area in question is approximately 1.13 acres and is shown on Petitioner's Exhibit 1. The land in question is sandwiched between Landstreet Road which is a private road belonging to the Maryland State Fair and Thelma Street which is a public way and a street in the Timonium Heights Community.

The parking area has been built and a crusher-run parking lot already exists on the site. The lot was used during the 1987 Maryland State Fair. This lot is the source of a great deal of unhappiness to some of the residential property owners in the Timonium Heights Community.

Mr. Mosner testified that the parking area is on the northern most boundary of the Maryland State Fair property and is used for the storage of tractor trailer trucks and associated trucks and trailers for the Maryland State Fair rides and exhibits. He is of the opinion that all of the criteria of Section 502.1 have been complied with by this project. He did not offer any specific testimony as to how this project complies with those criteria.

Mr. Mosner stated the lot is to remain a crusher-run lot and not to be paved with a durable and dustless surface. This will help with the environmental concerns created by additional storm water runoff from durable and dustless surfaces. This lot is to be used infrequently for vehicular traffic, thereby, the amount of airborne pollution problems are greatly reduced. Mr. Mosner indicated that it is not and was not his intention and purpose to allow individuals to live overnight either in the trucks or trailers parked on the lot. He has indicated that the Maryland State Fair intends to keep the lot clean from trash and litter. That they will not provide onsite living conditions that would induce individuals to set up any form of temporary shelters on the subject site.

The testimony of the Petitioner was supported by the Traffic Engineer, Mr. Cornelius, from the Traffic Group, Inc. Mr. Cornelius is an expert traffic engineer and indicated that the sole purpose of the proposed site is for the parking and storage of tractor trailer trucks and trucks used in conjunction with the Maryland State Fair. It was his testimony that the parking lot would not increase any traffic on any street other than Landstreet Road which is a

privately owned road belonging to the Maryland State Fair. That there would be no adverse impact upon the community, as described, under Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Mr. Cornelius did not testify, specifically, to any of the other requirements of Section 502.1, other than traffic and parking considerations.

The Protestants were represented by Bebe George, Esquire, who is both a resident of Timonium Heights and the primary spokesperson for the Protestants. Testimony was received from most of the Protestants. The primary thrust of the Protestants' testimony dealt with the harmful effects upon the community known as Timonium Heights from the construction of this parking lot.

There was a great deal of testimony about the tremendous noise created by the lot and the large amounts of trash that exited the Fairgrounds through the open parking lot. There was also extensive testimony that the Maryland State Fair is using the subject site as a location for dumpsters for numerous buildings belonging to the Maryland State Fair and that this has led to a rodent problem and the associated odor and trash problems created by the open dumpsters.

Most of the Protestants testified that they have an open view of this parking lot. That the lights from the cars and trucks on the lot are an invasion of their privacy and the peaceful use of their residential properties. There was extensive testimony indicating that the subject lot has been used on many occasions for the parking and storage of trucks, cars, buses and vans not associated with the Maryland State Fair.

The testimony, clearly, indicates that the subject lot is not being reserved solely for use during the days of the Maryland State Fair. That there was, at least, regular use of the lot during the weeks and months of the Fall of 1987. There is also extensive testimony that during the running

of the Maryland State Fair many individuals lived in tents and camp trailers on the subject lot and left behind large debris and junk on the subject site. Furthermore, there was specific testimony as to the lack of bathroom facilities provided by the Maryland State Fair which led to the use of the parking area as an open sewer.

The exhibits in the file, clearly, indicate that the proposed parking lot already exist. However, it is improperly landscaped, fenced, and is not properly managed for the stated purpose. Furthermore, the exhibits tend to establish that the subject lot is in use regularly for the parking and storage of motor vehicles, trucks and trailers during the entire year. The evidence indicates that as late as January 9, 1988, there were trucks and trailers parked on the subject lot and the lot was not being secured by the Petitioner.

There is no doubt that the parking lot would be consistent with the B.C.Z.R. if it is used and maintained as described by the Petitioner. The record, clearly, establishes that the Petitioner is not properly controlling the use of the parking lot. Also, the Petitioner has not finished the construction of the lot. The Petitioner claims they will fulfill all terms of this Order. Therefore, the evidence is unclear concerning whether the parking lot will be properly developed and maintained.

Clearly, the Zoning Commissioner has the authority to issue such orders as in his discretion are necessary for the proper enforcement of the B.C.Z.R. Also, the Zoning Commissioner has the authority to issue such orders as are necessary to implement the B.C.Z.R. (See Section 500 of the B.C.Z.R.) Equally clear, the Zoning Commissioner has the authority to require any and all restrictions necessary and proper to assure compliance with the B.C.Z.R.

This is a request for a temporary use permit and is to be strictly limited in time and scope of operation. This temporary use permit must be restricted and conditioned, as set forth below, in this Order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested Special Hearing should be granted.

THEFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of APRIL, 1988 that the Petition for a temporary use permit for the parking of vehicles associated with the Maryland State Fair and only during the two week Annual State Fair, on the property designated as Lots No. 1-20 inclusive in Section L of Timonium Heights, be and is hereby GRANTED, subject to the following conditions precedent:

1. That the Petitioner shall landscape and fence the subject property as set forth on the attached plan. The landscaping shall comply with the attached plan and be approved by the Baltimore County Landscape Planner, Office of Current Planning. The fence shall be:

a. Fabric - PVC coated galvanized steel, per Federal Specification RR-F-191/1C, Type IV, or ASTM F668, Type 2b. Fabric shall be 2' mesh, 19 gauge core, PVC coated steel wire having a minimum break load of 1290 lbs. The core wire shall be uniformly galvanized with zinc metal in accordance with ASTM A-641-71A. The galvanized wire shall then be coated with a 7 mil coating of PVC applied by the fusion method over a thermoset plastic bonding agent. The bond shall exhibit equal or greater strength than the cohesive strength of the vinyl. All cut ends shall be coated with vinyl at the factory during the waving process.

b. A21 black or dark PVC slats, as Mfg. by, Patrician Products, Inc. (or equal), along side visible from residential zone.

c. Framework may be determined by applicant. No PVC coating required.

2. The Petitioner shall not permit any individual, person, or group of persons to live, reside or sleep on the parking lot or any of the land covered by this Order.

3. The Petitioner shall have the subject parking lot and grounds cleared of litter and trash every day that the lot is in use.

4. The Petitioner shall keep this parking lot clear of all cars, trucks and trailers, except for service trucks belonging to the Maryland State Fair, during the months of January, February, March, April, May, June and July, October, November, December and during the period August 1 thru 10th and during September 15 thru 31st in each calendar year. The Petitioner shall place gates upon this parking lot and they shall be locked at all times when the lot is not permitted to be in use.

5. The Petitioner shall not place any dumpsters or trash cans on the subject parking lot or any land covered by Petitioner's Exhibit 1.

6. The Petitioner shall close the parking lot and prevent all additional use of any kind, if the Petitioner is found to be in violation of this Order.

7. The Petitioner shall treat all parking areas as stated in Environment Article 10.18.03.01 (a) & (b), in order to prevent particular matter from becoming airborne once a year during the Summer before any parking on the lot takes place for each years' Maryland State Fair.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JRH:mmm  
cc: Peoples Counsel



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
484-3333

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

April 4, 1988

Thomas J. Peddicord, Jr., Esquire  
Marlow, Peddicord and Young  
404 Allegheny Avenue  
Towson, Maryland 21204

Robert Hoffman, Esquire  
Cook, Howard, Downes and Tracey  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Maryland State Fair and Agriculture Society, Inc.  
Case No. 88-253-SPH

Gentlemen:

Pursuant to the recent hearing held on the subject case, please be advised that the Petition for Special Hearing has been GRANTED.

If you have any questions, concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:mn  
enclosure

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
N/S Landstreet Rd., approx. 500' :  
W of York Rd, 8th District : OF BALTIMORE COUNTY  
MARYLAND STATE FAIR & : Case No. 88-253-SPH  
AGRICULTURAL SOC., INC., :  
Petitioner :

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Thomas J. Peddicord, Jr., Esquire, Marlow, Peddicord & Young, 404 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a temporary use permit for the parking of vehicles associated with the Maryland State Fair and only during the two week Annual State Fair, on the property designated as Lots No. 1-20, inclusive, in Section L of Timonium Heights.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Marlow, Peddicord & Young  
404 Allegheny Avenue  
Towson, Maryland 21204

City and State

Attorney's Telephone No.: (301) 821-1013

MARYLAND STATE FAIR AND AGRICULTURAL SOC., INC.  
Legal Owner(s):

Howard M. Mosner, Jr.

(Type or Print Name)

Signature

Vice President and General Manager

(Type or Print Name)

Signature

P.O. Box 188 (301) 252-0200

Address

Timonium, Maryland 21093

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Howard M. Mosner, Jr.

Name

P.O. Box 188

Address

Timonium, Maryland 21093 (301) 252-0200

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 1987, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 113, County Office Building in Towson, Baltimore County, on the 11th day of January, 1988, at 9 o'clock A.M.

*J. Robert Haines*  
Zoning Commissioner of Baltimore County.

ECO-No. 1

(over)

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

88-253-SPH

District: 8th Date of Posting: November 18, 1987

Posted for: Special Hearing

Petitioner: Maryland State Fair & Agricultural Soc., Inc.

Location of property: N/S Landstreet Rd., approx. 500' W of York Rd.

Location of Sign: 404 Allegheny Ave., Towson, Md.

Re: 88-253-SPH

Posted by: J. Robert Haines

Signature Date of return: November 18, 1987

Number of Signs: 2

#### APPLICATION FOR ZONING USE PERMIT

This Use Permit is requested in accordance with Section 500.4 and of the Baltimore County Zoning Regulations.

The property in question is situated in the 8th Election District of Baltimore County, and is more specifically located on the Northside of Landstreet Road, 500' feet west of York Road. The total net area is 1.13 acres.

The use for which this permit is requested is temporary - Storage of vehicles associated with the Maryland State Fair only during the fair (2 weeks). The following items will be utilized in the operation and/or will be stored on the premises: vehicles associated with the Maryland State Fair.

Approximately percent of the total net area of the property will be utilized in the operation.

Said use is more specifically detailed on the attached scale drawing.

MARYLAND STATE FAIR & AGRICULTURAL SOC., INC.

Legal Owner

Address P.O. Box 188

Timonium, Maryland 21093

252-0200

IT IS ORDERED by the Zoning Commissioner of Baltimore County,

this 20th day of May, 1987, that the herein described

property should be and the same is hereby granted a temporary use permit

subject to the understanding and condition that if any complaints are received

or challenges made to the approval, a Special Hearing will be required for an

official interpretation.

*J. Robert Haines*  
Zoning Commissioner of  
Baltimore County

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 24, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 24, 1987.

THE JEFFERSONIAN,

*Kevin Seidman*  
Publisher

#### NOTICE OF HEARING

Zoning Commissioner of Baltimore County, by authority of the Act and Regulations of Baltimore County, will hold a public hearing on the property described in the petition for Special Hearing, at the County Office Building, located at 113 W. York Road, Towson, Maryland 21204, on Monday, January 11, 1988 at 9:00 A.M. Petitioner for Special Hearing - use permit parking of vehicles associated with the Maryland State Fair only during the two week Annual State Fair, on the property designated as Lots 1-20, inclusive, in Section L of Timonium Heights. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission meets on the 1st and 3rd Mondays of each month, however, meetings may be held on other dates as required. Petitioner must be in writing and received in the office of the Zoning Commissioner on or before the date of the hearing as above or presented at the hearing. J. ROBERT HAINES, Zoning Commissioner of Baltimore County. 2204 Sec. 24

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of November, 1987.

*J. Robert Haines*  
ZONING COMMISSIONER

Petitioner: Md. State Fair

Petitioner: Howard M. Mosner, Jr.

Attorney: Thomas J. Peddicord, Jr.

Received by: James E. Dwyer

Chairman, Zoning Ad Hoc

Advisory Committee

#### BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 41529

DATE: 11/18/87 ACCOUNT: 01-115-000

AMOUNT: \$ 100.00

RECEIVED FROM: Howard M. Mosner, Jr.

FOR: 84 Md. State Fair

Md. State Fair and

Agricultural Soc. Inc.

# 84

N/S Landstreet Rd.

500 ft. W York Rd.

3.5 / 1.13 Ac / 874

#### BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 45897

DATE: 1/14/88 ACCOUNT: 01-115-000

AMOUNT: \$ 100.00

RECEIVED FROM: J. Robert Haines

FOR: Petition for Special Hearing

Case No. 88-253-SPH

VALIDATION OR SIGNATURE OF CASHIER

#### Description of Property

The property in question is situated in the 8th Election District of Baltimore County, beginning on the north side of Landstreet Road, 500 feet plus/minus west of York Road, and being known and designated as Lots 1-20, inclusive, as shown on the Plat of Timonium Heights, which Plat is recorded among the Plat Records of Baltimore County in Plat Book No. 5, Folio 82, containing 1.13 acres of land in all.



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
Case number: 88-253-SPH  
8th Election District; 3rd Councilmanic District  
N/S Landstreet Rd., approx. 500' W. of York Road.  
Petitioner - Maryland State Fair & Agricultural Soc., Inc.

DATE/TIME: Monday, January 11, 1988 at 9:00 a.m.

Petition for Special Hearing - use permit parking of vehicles associated with the Maryland State Fair only during the two week Annual state Fair, on the property designated as Lots 1-20, inclusive, in Section L of Timonium Heights.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Thomas J. Peddicord, Jr., Esq.  
Gordon Schwind  
Patricia Egan  
Emory Kerin  
Dennis Medlin  
Barb Summerhill

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
December 23, 1987

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Road Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Thomas J. Peddicord, Jr., Esquire  
Marlow, Peddicord & Young  
404 Allegheny Avenue  
Towson, Maryland 21204

Re: Item No. 84 - Case No. 88-253-SPH  
Petitioner: Maryland State Fair and  
Agricultural Soc., Inc.  
Petition for Special Hearing

Dear Mr. Peddicord:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Greiner Engineering Sciences, Inc.  
2219 York Road, Suite 200  
Timonium, Maryland 21093-3111

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
494-3354

September 23, 1987



Dennis F. Rasmussen  
County Executive

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 81, 82, 83, 84, 85, 86, 87, and 88.

Very truly yours,

*Michael S. Flanagan*

Michael S. Flanagan  
Traffic Engineer Associate II

MSF: sb

RECEIVED  
SEP 24 1987

ZONING OFFICE

Baltimore County  
Fire Department  
Towson, Maryland 21204-2556  
494-5500

Paul H. Rincke  
Chief

September 11, 1987

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Re: Property Owner: Maryland State Fair and Agricultural Society, Inc.  
Location: N/S Landstreet Rd., 500' W. York Road

Item No.: 84

Zoning Agenda; Meeting of 9/8/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REMARKS: *Call on 9/24/87* Noted and  
Planning Division Approved: *John F. O'Neill*  
Special Inspection Division Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commissioner  
Date: November 24, 1987

FROM: Norman E. Gerber, AICP  
Director of Planning and Zoning

SUBJECT: Zoning Petitions No. 88-253-SPH  
88-254-SPH, 88-257-SPH

In view of the subject of this petition, this office offers no comment.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JCH:dme

cc: Ms. Shirley M. Hass, Legal Assistant, People's Counsel  
File

RECEIVED  
NOV 30 1987

ZONING OFFICE

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Mrs. Mary Schwind  
107 Pose Avenue  
Timonium, Maryland 21093

May 23, 1988

RE: Case No. 88-253-SPH  
N/S Landstreet Road, Approximately  
500' West of York Road  
8th Election District

Dear Mrs. Schwind:

Enclosed you will find a copy of the decision rendered by the Zoning Commissioner, J. Robert Haines, for Case No. 88-253-SPH. Upon receipt of the Order, should you or any individual in attendance at the hearing not be in agreement, then an appeal should be filed immediately with Mrs. Charlotte Radcliffe, (494-3311). The cost of this appeal would be \$75.00. It is essential that notification be sent to the Baltimore County Board of Appeals, Baltimore County Court House, Towson, Maryland 21204, if this option is taken. A copy of your letter should also be sent to the Zoning Commissioner. You should include in your letter, the fact that the Zoning Office, in issuing its decision had the Order sent to Bebe George, Esquire, under the assumption that she represented the protestant's in attendance. When in actuality, she was nothing more than an interested party. Therefore, only the petitioner and Bebe George knew that an Order had been passed and the time period for an appeal was unknown to the other protestants.

If further questions remain regarding this issue, please do not hesitate to contact this office at 494-3351.

Sincerely,

*James H. Thompson*

JAMES H. THOMPSON  
Zoning Coordinator

JHT:ljs

Enclosure

cc: Thomas J. Peddicord, Jr., Esquire  
Robert Hoffman, Esquire  
Bebe George, Esquire  
Patricia Egan  
Emory Kerin

Emory Kerin  
Dennis Medlin  
Barb Summerhill

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

June 21, 1989

Robert Hoffman, Esquire  
Cook, Howard, Downes & Tracey  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

Thomas J. Peddicord, Jr., Esquire  
Marlow, Peddicord & Young  
404 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 88-253-SPH  
Maryland State Fair and  
Agriculture Society, Inc.  
8th Election District

Dear Messrs. Hoffman and Peddicord:

This office has on file in Case Nos. C-88-31 and C-88-1944 complaints from the community relative to the use of the property known as N/S Landstreet Road, approximately 500 feet West of York Road for the parking of vehicles associated with the Maryland State Fair.

We have verified that the site has not been brought into compliance with Commissioner, J. Robert Haines's Order of both April 5, 1988 and April 18, 1988 and were prepared to issue a citation imposing monetary fines against your client. However, noting that the property has since been rezoned from D.R. 3.5 to M.L.R. (Manufacturing, Light, Restricted) during the 1988 Comprehensive Map Process, parking is now a use permitted as of right. As a result the granting of a temporary use permit for the parking of vehicles associated with Maryland State Fair is moot.

Commissioner Haines has directed me to inform you that prior to the use of the property for parking purposes, full compliance with both the parking and landscape regulations must be obtained.

Robert Hoffman, Esquire  
Thomas J. Peddicord, Jr., Esquire  
Page 2  
June 21, 1989

If you should wish to further discuss this matter, please contact this office at 887-3351.

Sincerely,

JAMES H. THOMPSON  
Zoning Enforcement Coordinator

JHT:ljs

cc: Bebe George, Esquire  
Mary Schwind  
Patricia Egan  
Emory Kerin  
Dennis Medlin  
Barb Summerhill



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

James Dyer  
Zoning Supervisor  
TO: Zoning Enforcement Coordinator  
FROM: James Thompson  
Item No. 84 (if known)  
SUBJECT: Petitioner: Maryland State Fair & Agricultural Society, Inc.  
(if known)

Date: October 7, 1987

VIOLATION CASE #C-88-31

LOCATION OF VIOLATION Thelma and Landstreet Avenue

DEFENDANT Maryland State Fair &amp; Agricultural Society, Inc. ADDRESS P.O. Box 188, Timonium, Maryland 21093

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
Gordon Schwind	107 Rose Avenue, Timonium, Md. 21093
Patricia Egan	16 Rose Avenue, Timonium, Md. 21093
Emory Kerin	105 Rose Avenue, Timonium, Md. 21093
Dennis Medlin	103 Rose Avenue, Timonium, Md. 21093
Barb Summerhill	100 Rose Avenue, Timonium, Md. 21093

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

88-253

Mr. Hoffman → Opening Statement  
Temporary use permit for parking. Two site plans.  
Protestant's live across from the trailer parking.

Before 1987 → park them at the park + ride.

Protestant

Mrs. Egan - she does not like the rat problem. Fair does not help them. She can not store her construction equipment. There is no clean-up. Too much noise and light.

Mrs. Kerin → about 125' from her house - she wants them back.

## ZONING COMMISSIONER - WITNESS FORM

NAME: Mr. Counselor  
ADDRESS:  
COMPANY: Traffic Group, Inc.  
ADDRESS:

REPRESENTING: Traffic Eng.  
SUPPORTING: PETITIONER ☒ PROTESTANT ☐

TESTIMONY: Traffic expert proposed truck parking has no real increase.  
No adverse impact under 502.1

88-253

## ZONING COMMISSIONER - WITNESS FORM

NAME: Howard Moser  
ADDRESS:  
COMPANY: General Manager State Fair  
ADDRESS:

REPRESENTING: Md. State Fair + Agr. Soc. Inc.  
SUPPORTING: PETITIONER ☒ PROTESTANT ☐

TESTIMONY: Parking area is off the north side of the property. Used as a truck trailer storage area in 1982. This is a educational organization.

502.1 testimony the case is over. He is not an expert.

Cross-exam → cleared up the dump purchased in 1986.

But is to be done because Public Works does not want to do it. Landscaping will be completed.

People are living over night during the fair.

252-0728

K. Schind

BOB

Most talk!

5.19.89

## ZONING COMMISSIONER - WITNESS FORM

NAME: Mr. Moser  
ADDRESS: 7000 St. 21092  
COMPANY:  
ADDRESS:

REPRESENTING: Locally  
SUPPORTING: PETITIONER ☒ PROTESTANT ☐

TESTIMONY: Cannot find evidence that there is a problem with the noise.

Mrs. Medlin → too much noise at night is not a problem.  
Trade is not removed.

Mrs. Schwind → Truck parking is going on every week. Dumped on truck trailer out of truck. Having done the best of a job to make it work. He lives 130' from the lot. Noise problem.

Mrs. Schwind - Trucking past fair until Oct 7, 1987.

IN RE: PETITION FOR SPECIAL USE  
BEFORE THE  
ZONING COMMISSIONER  
BALTIMORE COUNTY  
Re No. 88-253 SPH

BOB

EASY

Question!

altimore County, this 1987.  
Description error in Restriction #1, the following replacement Condition Precedent #1 shall apply:

1. That the Petitioner shall landscape and fence the subject property as set forth on the attached plan. The landscaping shall comply with the attached plan and be approved by the Baltimore County Landscape Planner, Office of Current Planning. The fence shall be:

a. Fabric - Vinyl coated steel chain link fabric in accordance with ASTM - 668 - type 2B.

Steel core wire shall be galvanized in accordance with ASTM - A - 641 - 71A.

Color shall be a dark, earth tone.

The fabric type shall be:

- 1) standard industrial type
- 2) 2" x 1/8"
- 3) 9 gauge
- 4) 0.148" core wire diameter
- 5) 1290 lbs. breakload

The fabric selvage shall be knuckled on the top and bottom.

b. Slating Specifications:

P.D.S. (PRIVACY DECORATIVE SLATING) or equal 0.051 density polyethylene hollow rectangular tube that fits snugly into the weave of chain link fabric. The melt index value is .35/40 (environmental stress crack resistance

## DRAFT

Carl + Jim  
How can this be approved 409 is for cars only

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204  
TELEPHONE (301) 963-4111  
TELECOPIER (301) 961-0147  
DIRECT DIAL NUMBER 494-9162  
HAND-DELIVERED  
January 25, 1988

J. Robert Haines, Zoning Commissioner for Baltimore County  
First Floor - County Office Building  
Towson, Maryland 21204

Re: Case No.: 88-253-SPH  
Maryland State Fair and Agricultural Society, Inc., Petitioner  
Our File No.: 5537/21031

Dear Mr. Haines:

Following the hearing in the above-referenced case on January 11, 1988, I conferred with Mr. Max Mosner and Tom Peddicord, Esquire on certain concerns the community had with the proposed parking area.

In order to alleviate some of these concerns, the Petitioner would recommend a restriction in your Order stating that the gate to the parking area remain locked and that the lot remain unused except during the term of the Maryland State Fair, except for maintenance or repair of the lot.

Also, Petitioner, as stated at the hearing, proposes additional planting to screen the residential neighborhood as shown on the attached plan and asks that this landscaping plan be incorporated into your Order.

Please let me know if you have any questions.

Yours truly,

Robert A. Hoffman

RAH/slf  
Attachment

J. Robert Haines  
January 25, 1988  
page 2

cc: Mr. Bebe George, Esquire  
Mr. Dennis Medlin  
Mr. & Mrs. Gordon Schwind  
Ms. Mabel Kerin  
Maryland Rainey  
Mrs. P. Egan

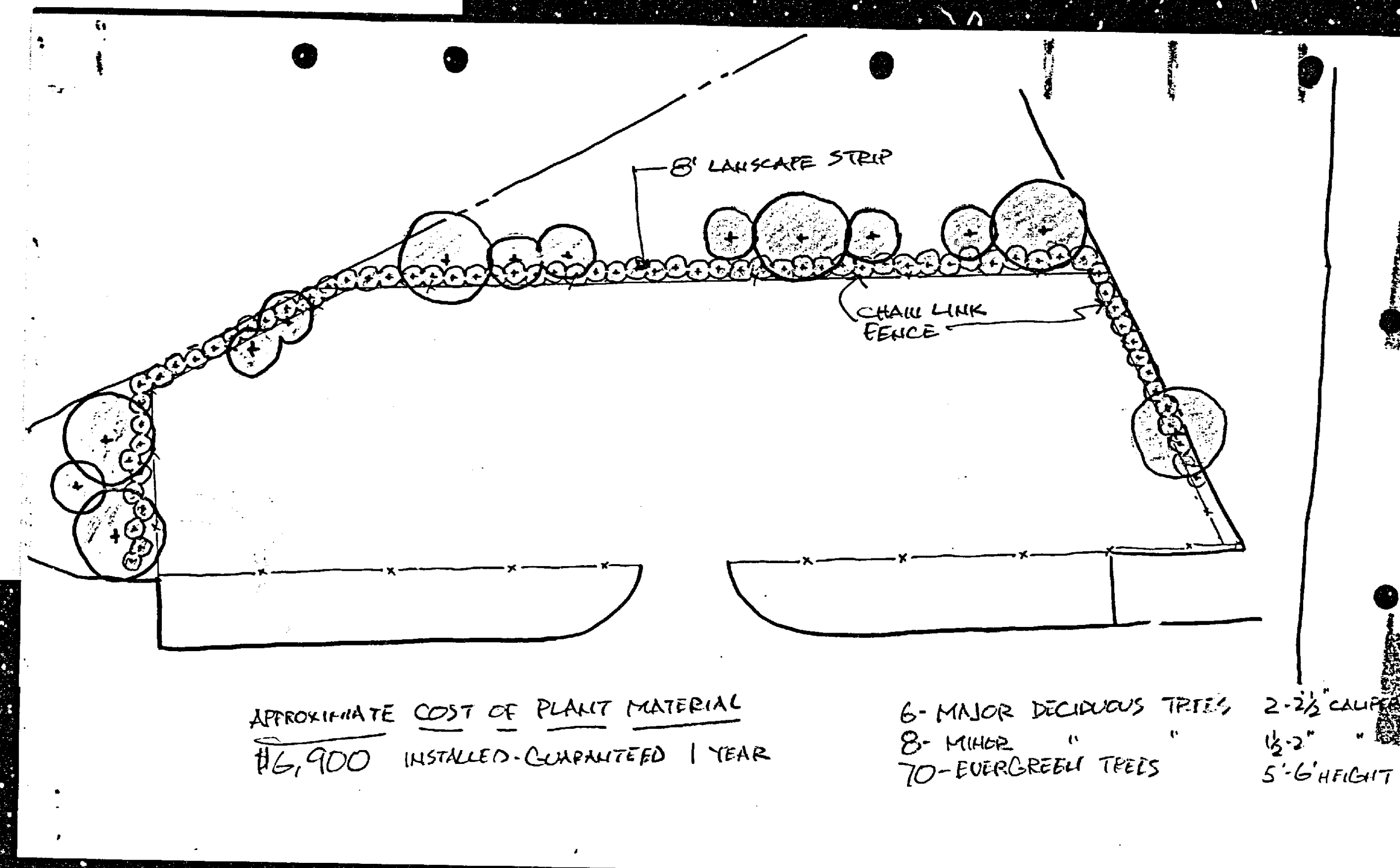


PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Harold M. Mosher Jr.	P.O. Box 188 Timonium MD 21093
Bob Hoffman	210 Alhambra
Thomas Tedesco	404 Alhambra Ave 21204

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
1. BESE GEORGE, ESQ.	7 LINCOLN ST. TIMONUM, MD. 21093
2. DENNIS MEDLIN	102 Rose St. 21093
3. Mrs. Mrs. Gordon Schmidt	107 Rose St. 21093
Mabel Kerin	105 Rose St. 21093
Marilyn Ramsey	106 Rose St. 21093
Ann D. Egan	11 Rose St. 21093



MICKEY A. CORNELIUS  
TRAFFIC ENGINEER

Mickey Cornelius has over five years experience in the Highway Transportation and Traffic Engineering profession. He has served as a consulting traffic engineer for more than three years. His experience in both the public and private sectors has provided Mr. Cornelius with a broad range of knowledge.

Mr. Cornelius has conducted numerous Traffic Impact Studies throughout the Baltimore-Washington Metropolitan area, from small residential subdivisions to multi-million square foot, mixed use developments. He has served as a Transportation Planner for the development of Master Plans and traffic control plans are examples of the types of projects Mr. Cornelius has undertaken while practicing as a consulting traffic engineer.

Mr. Cornelius' educational background and subsequent responsibilities have qualified him as an expert in the field of traffic engineering.

Job History	Educational Background	Affiliations
1984 to Present Traffic Engineering Consultant	B.S. in Civil Engineering with emphasis in Transportation - The Pennsylvania State University	Institute of Transportation Engineers (I.T.E.) Registered Engineer-In- Training (E.I.T.)
1982 - 1984 Civil Engineer, Highway Construction S. J. Groves and Sons Co.	Traffic Engineering Courses: Northwestern University Traffic Institute; Polytechnic Institute of New York	

Places Where Mr. Cornelius Has Qualified as an Expert Witness

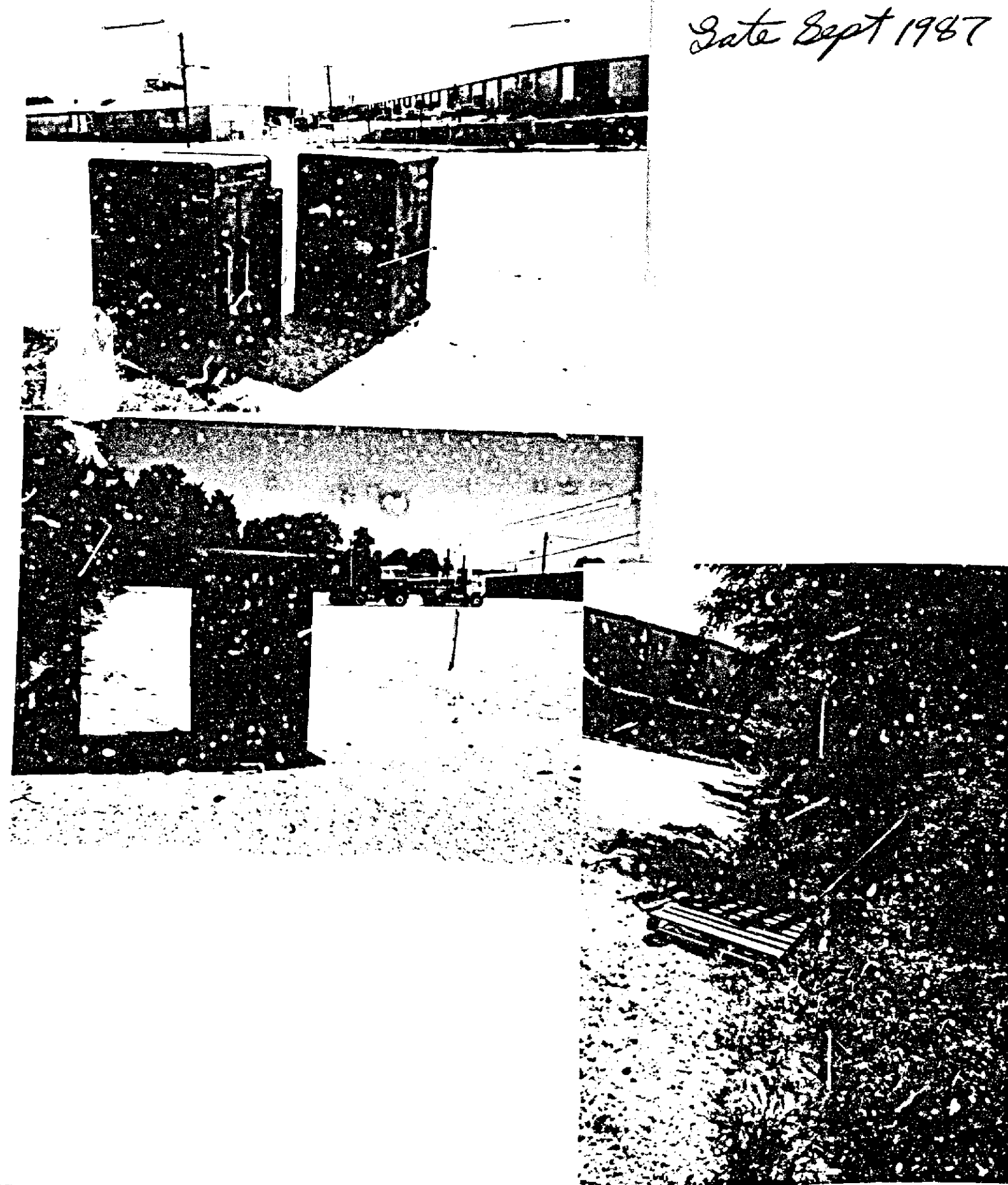
Board of Appeals - Montgomery County  
Zoning Hearing Examiner - Montgomery County  
Planning Board - Montgomery County  
Zoning Commissioner - Baltimore County

THE TRAFFIC GROUP, INC.

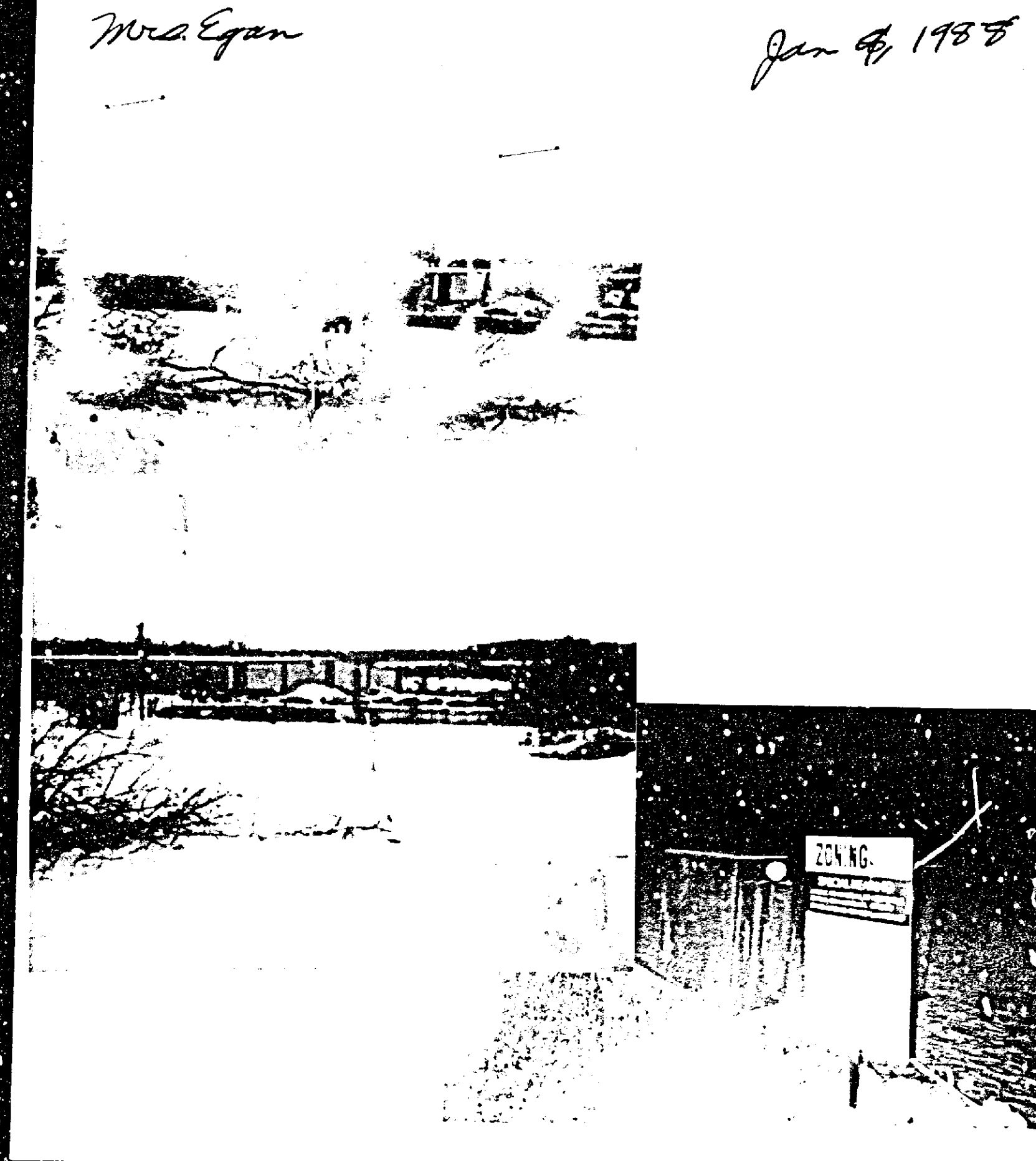
Suite 220  
Greening Station  
2360 W. Joppa Road  
Lutherville, Maryland 21093  
(301) 583-8405

3  
QUALIFICATIONS  
Mickey A. Cornelius

PROTESTANT(S) EXHIBIT (1)



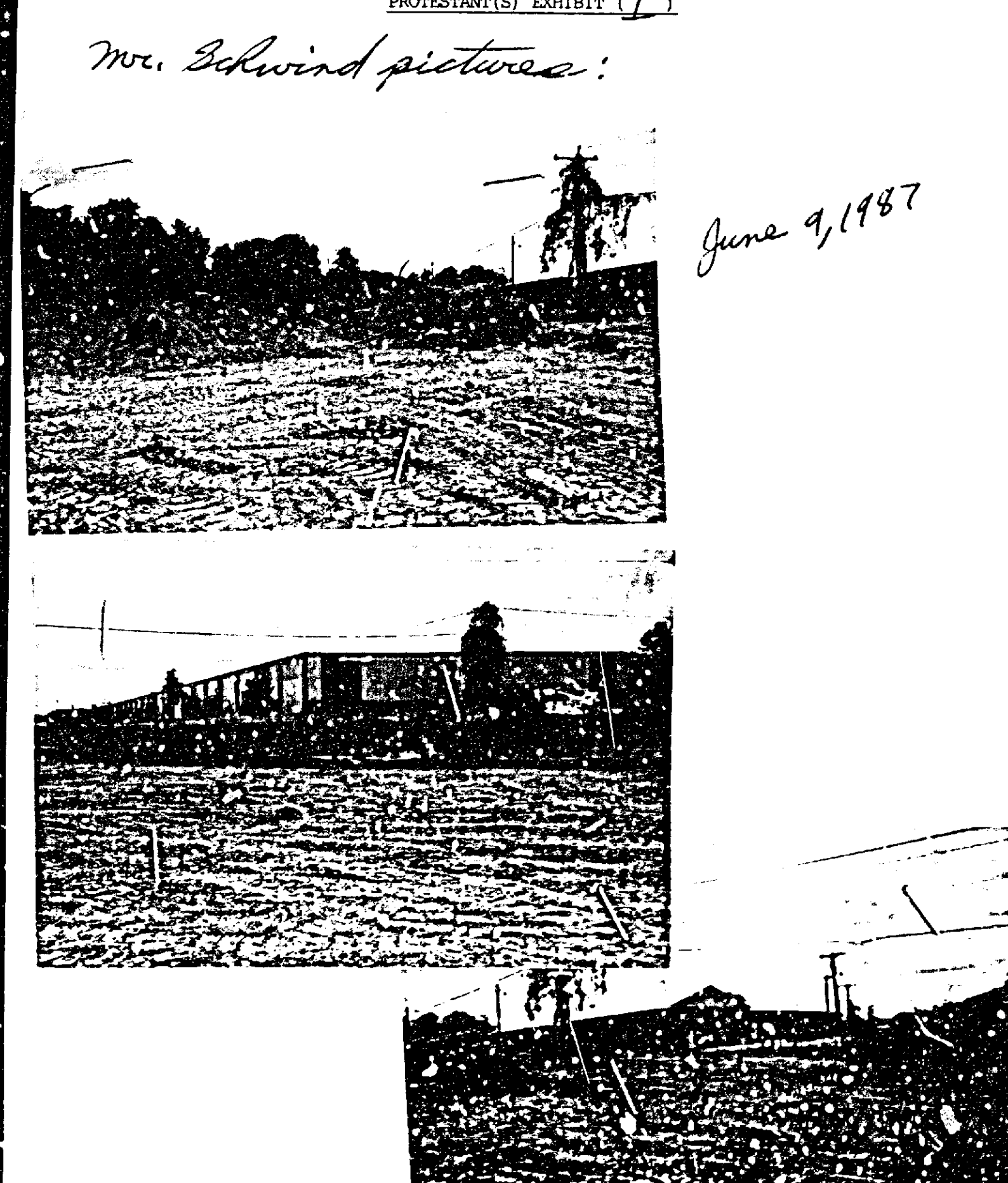
PROTESTANT(S) EXHIBIT (2)



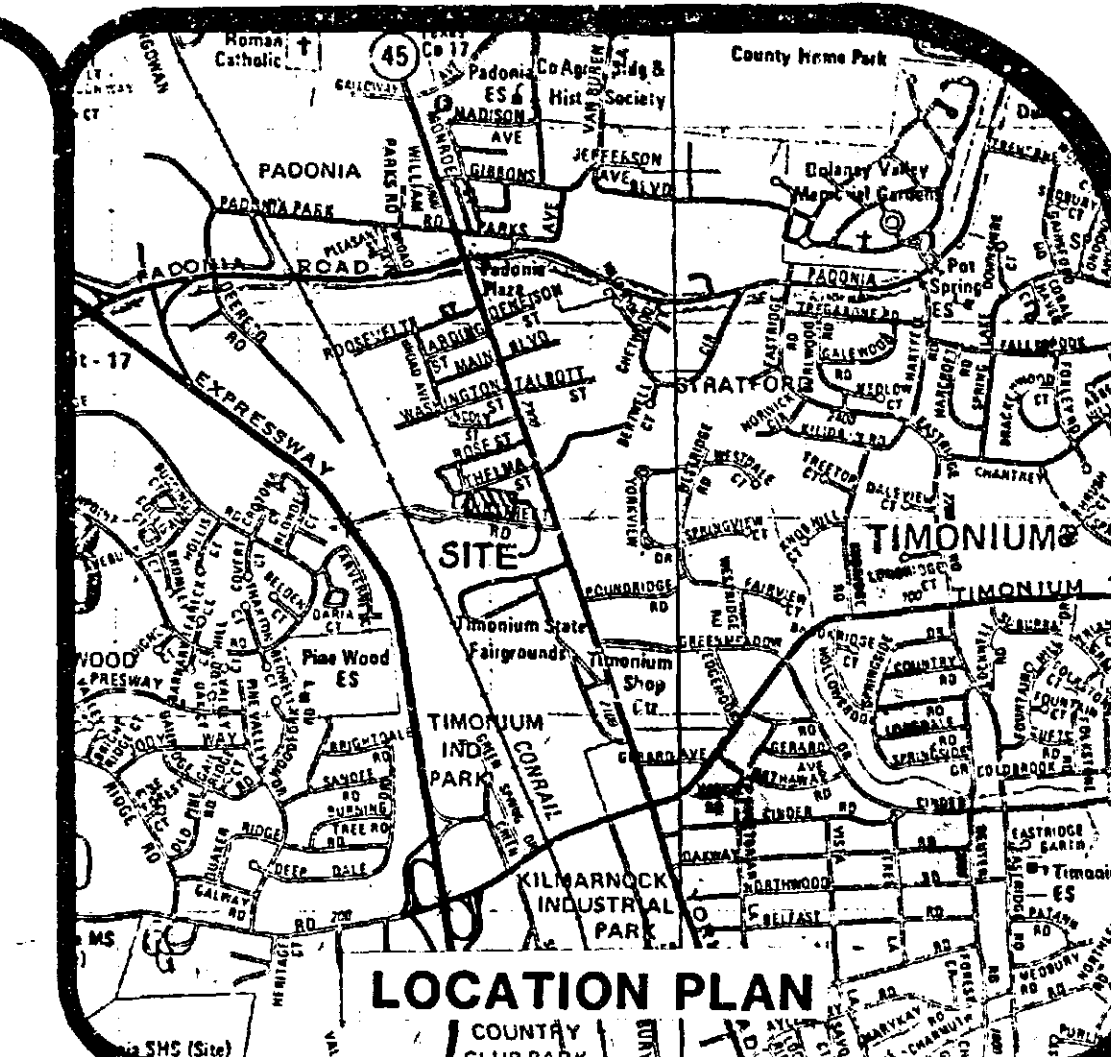
PROTESTANT(S) EXHIBIT (1)



PROTESTANT(S) EXHIBIT (1)







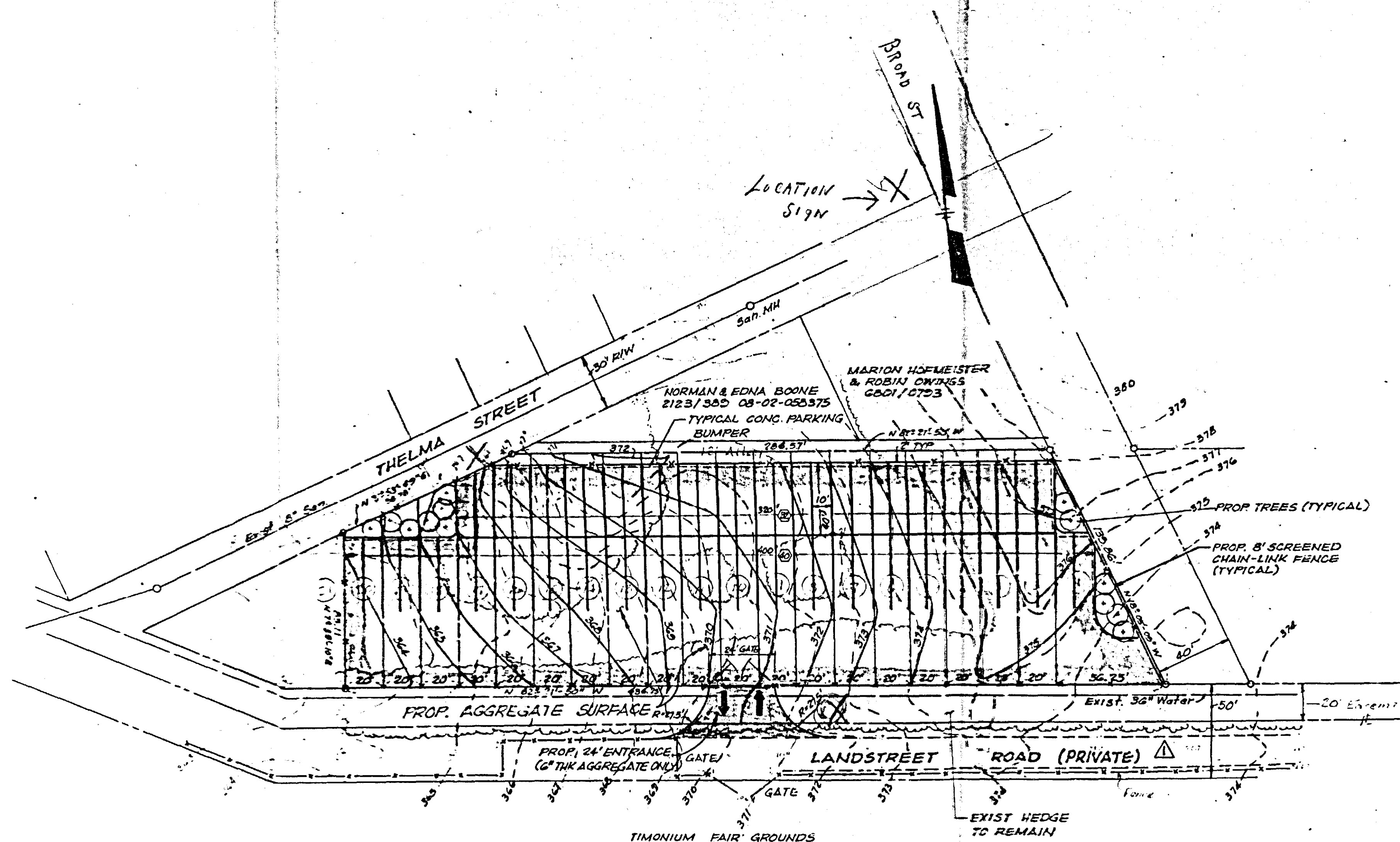
### GENERAL NOTES:

1. OWNER - MARYLAND STATE FAIR & AGRICULTURAL SOCIETY, INC.
2. 8th ELECTION DISTRICT
3. ZONED: DR 3.5
4. SUBDIVISION: "PLAT OF TIMONIUM HEIGHTS" PLAT BOOK No 5, FOLIO 82 SECTION L, LOTS 1 TO 20
5. PROPERTY - 1.13 ACRES
6. SITE SOILS - BALTIMORE SILT LOAM & CAPITINA SILT LOAM.

### NOTES:

1. PROP. AGGREGATE SURFACE
2. COMAR REGULATION NUMBER 10.18.06.03 D(1)(b) SHALL BE COMPLIED WITH BY PERIODIC APPLICATIONS OF WATER OR CALCIUM CHLORIDE.

1/2 Sign

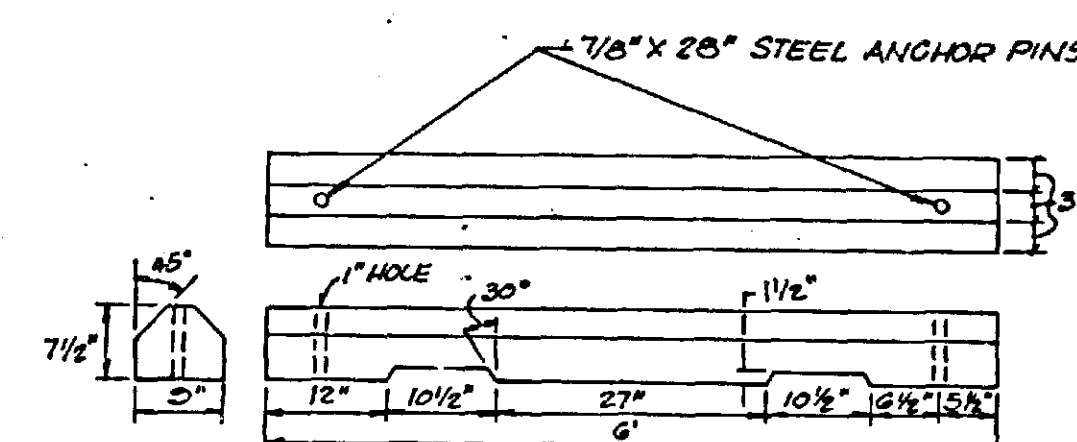


### SITE PLAN

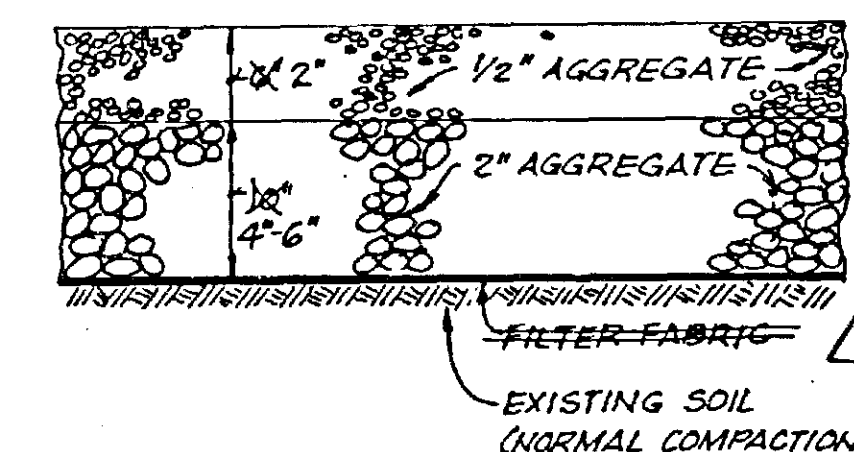
SCALE: 1" = 40'

### PARKING REQUIREMENTS:

- REQUIRED SPACES: 0  
PROPOSED SPACES: 72
- TRUCK SPACES = 72
  - TEMPORARY USE PERMIT FOR PARKING FOR MARYLAND STATE FAIR FOR VEHICLES ASSOCIATED WITH THE FAIR AND ONLY DURING THE STATE FAIR
  - TYP. SPACE: 10' x 40'



TYP. CONC. PARKING BUMPER  
NO SCALE



TYPICAL PAVING SECTION  
FOR STORM WATER MGMT  
NO SCALE

### REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-21-87	REVISED PAVING SECTION & ADDED "PRIVATE" DESIGNATION TO LANDSTREET ROAD	P.F.F.

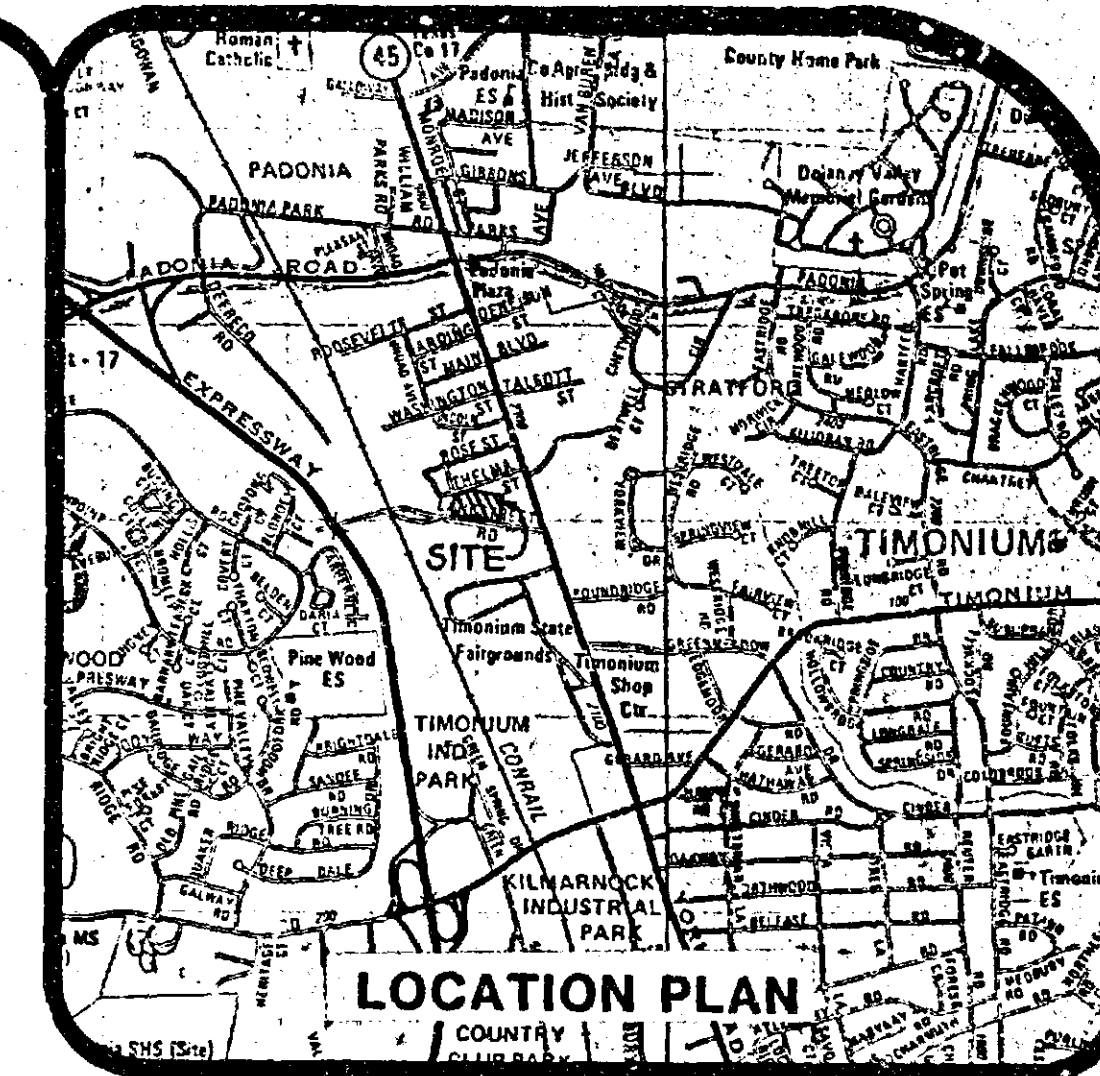
### GREINER ENGINEERING SCIENCES, INC.

2219 YORK ROAD, SUITE 200  
TIMONIUM, MARYLAND 21093-3111  
(301) 561-0100

### TIMONIUM FAIR GROUNDS PLAT

84

DESIGNED BY	DRAWN BY	SCALE	DATE	SHEET NO.
DTM	DTM	AS SHOWN	3-20-87	1 OF 1



Scale: 1" = 2000'

### GENERAL NOTES:

- OWNER - MARYLAND STATE FAIR & AGRICULTURAL SOCIETY, INC.
- 8th ELECTION DISTRICT
- ZONED: DR 3.5
- SUBDIVISION: "PLAT OF TIMONIUM HEIGHTS" PLAT BOOK N° 5, FOLIO 82 SECTION L, LOTS 1 TO 20
- PROPERTY - 1.13 ACRES
- SITE SOILS - BALTIMORE SILT LOAM & CAPTINA SILT LOAM

### NOTES:

- PROP. AGGREGATE SURFACE
- COMAR REGULATION NUMBER 10.18.06.03 D(1)(b) SHALL BE COMPLIED WITH BY PERIODIC APPLICATIONS OF WATER OR CALCIUM CHLORIDE.

REVISIONS  
1

### REVISIONS

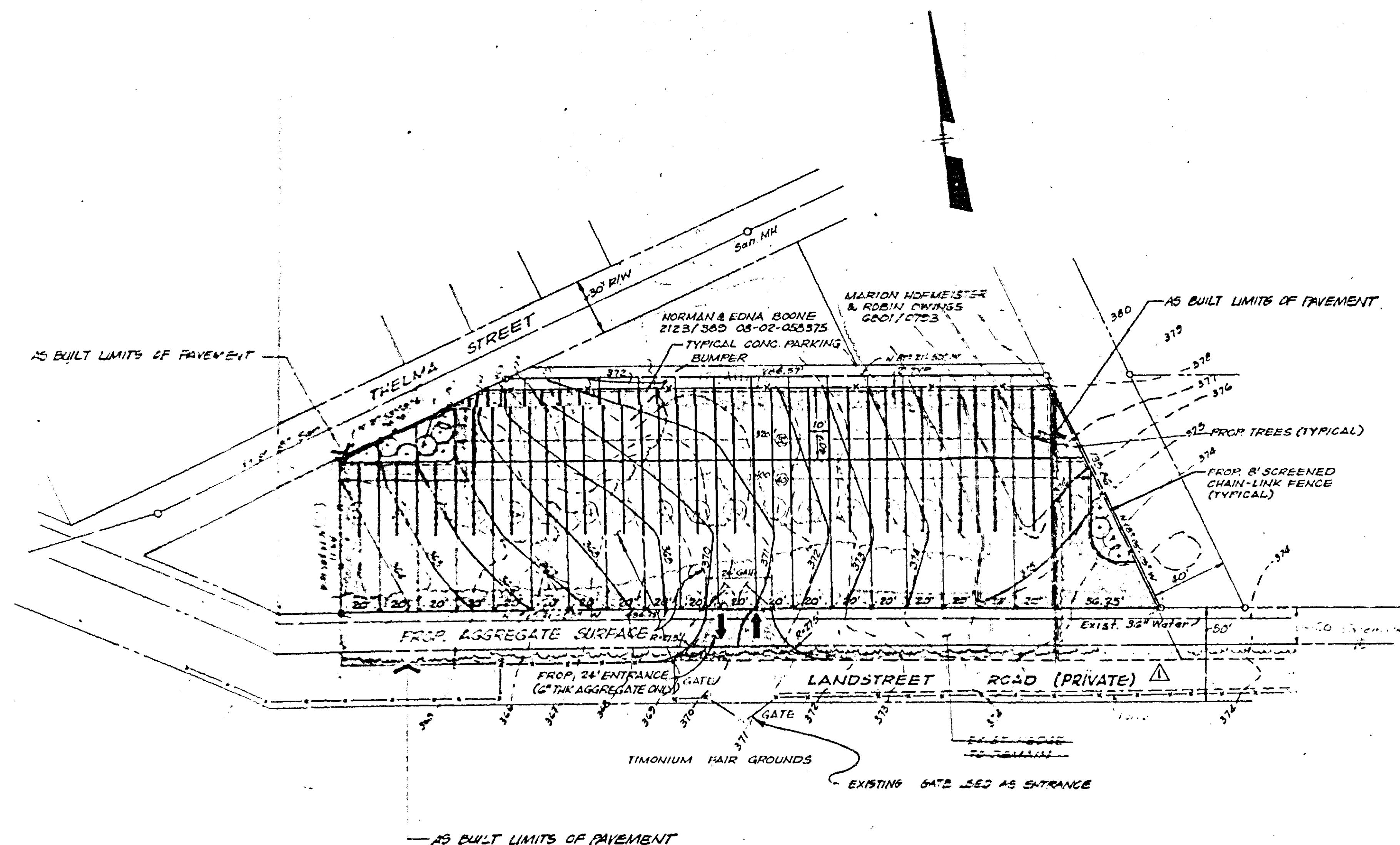
NO.	DATE	DESCRIPTION	BY
1	8-21-87	REVISED PAVING SECTION & ADDED "PRIVATE" DESIGNATION TO LANDSTREET ROAD	F.R.F.
2	1-7-88	LIMITS OF AS BUILT SHOWN	GCW

### GREINER ENGINEERING SCIENCES, INC.

2219 YORK ROAD, SUITE 200  
TIMONIUM, MARYLAND 21093-3111  
(301) 561-0100

### TIMONIUM FAIR GROUNDS PLAT

DESIGNED BY	DRAWN BY	SCALE	DATE	SHEET NO.
DTM	DTM	AS SHOWN	3-20-87	1 OF 1

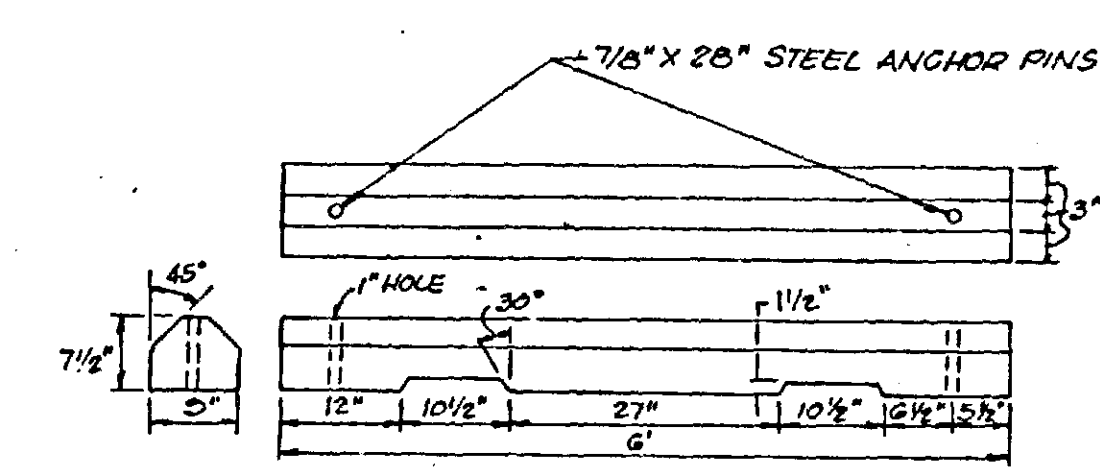


### SITE PLAN

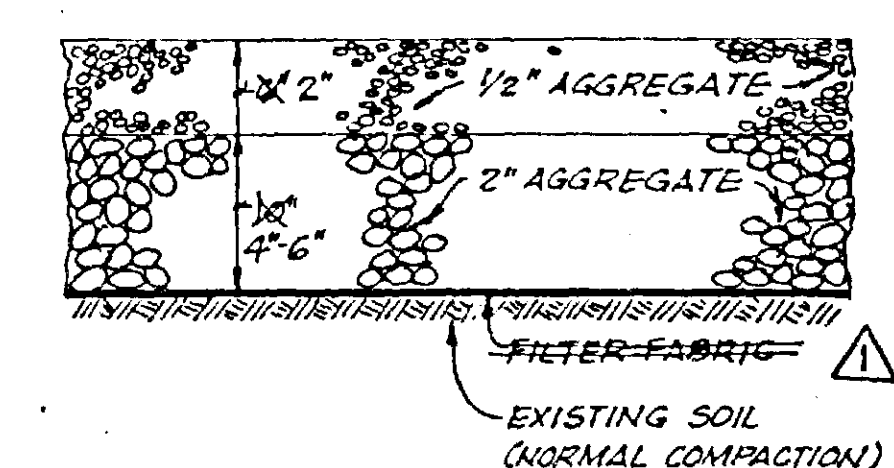
SCALE: 1" = 40'

### PARKING REQUIREMENTS:

- REQUIRED SPACES: 0  
PROPOSED SPACES: 72
- TRUCK SPACES = 72
  - TEMPORARY USE PERMIT FOR PARKING FOR MARYLAND STATE FAIR FOR VEHICLES ASSOCIATED WITH THE FAIR AND ONLY DURING THE STATE FAIR
  - TYP. SPACE: 10' x 40'



TYP. CONC. PARKING BUMPER  
NO SCALE



TYPICAL PAVING SECTION FOR STORM WATER MAN'MT  
NO SCALE



# **MOST RECENT COMMERCIAL PERMITS:**

PROJECT: MARYLAND STATE PAVILLION: C 065-88-100144

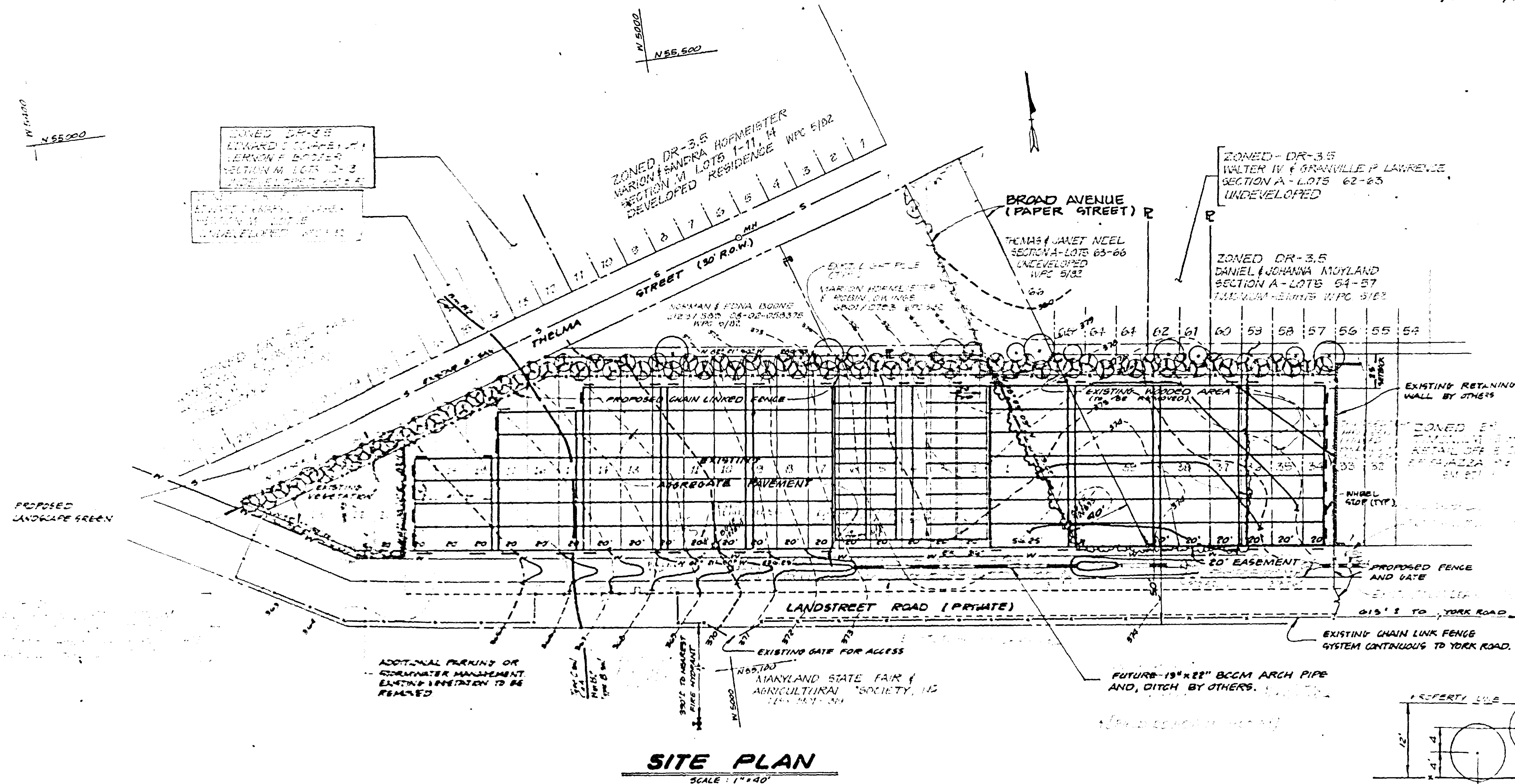
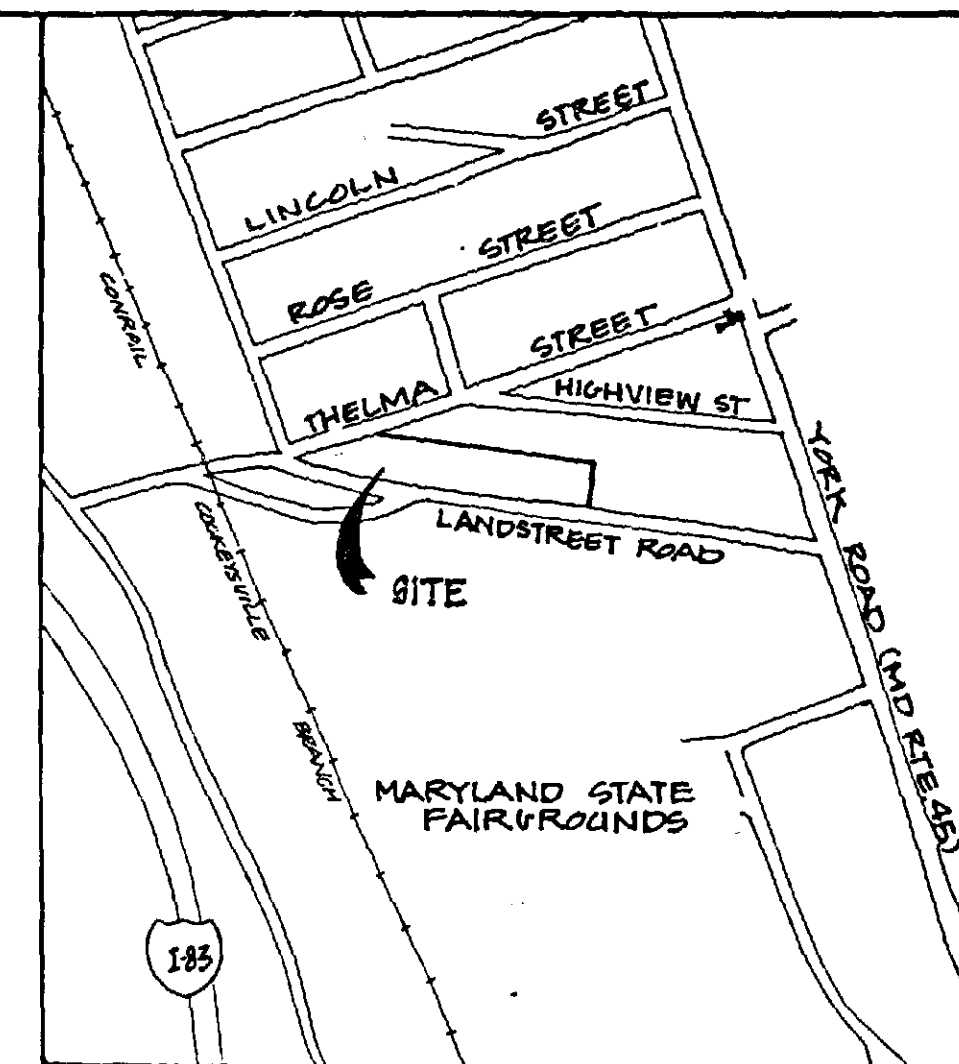
RETAINING WALLS: C 065-88-100248  
GRADING: GRC 367-88-100879  
DNR PAVILLION: C 368-88-100880

## **PARKING REQUIREMENTS:**

REQUIRED SPACES: NONE  
SPACES PROVIDED: CARS = 50  
TRUCKS = 50  
PARKING STALL DIMENSIONS: CARS = 19'x10'  
TRUCKS = 40'x14'

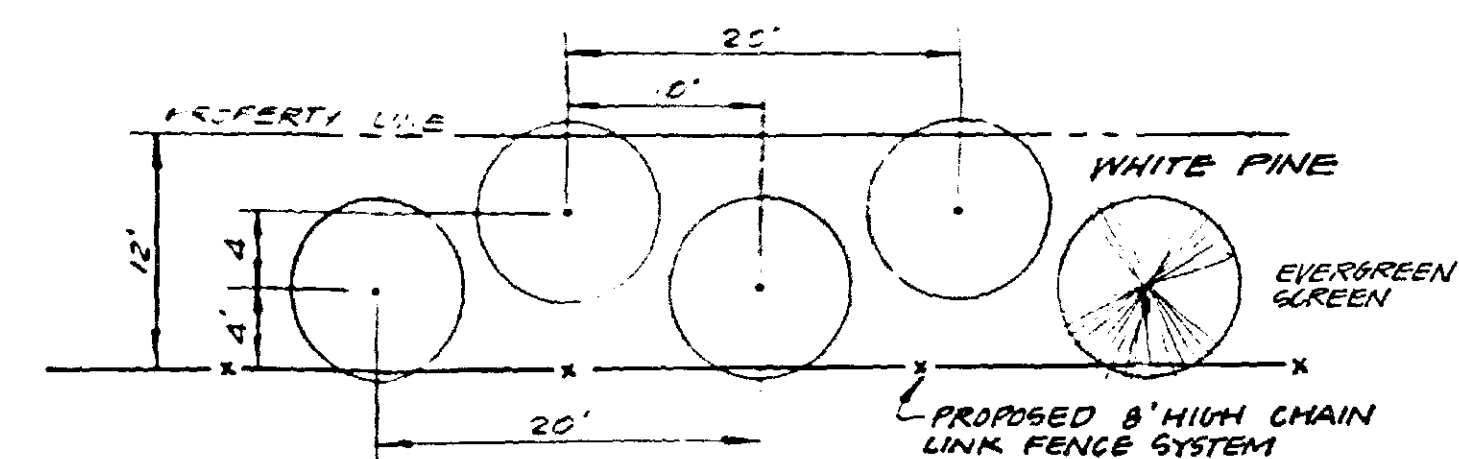
## **ZONING HISTORY:**

1. TEMPORARY USE PERMIT - CASE NO. 88-253 5PH  
APRIL 5, 1988, APRIL 18, 1988
2. LOTS 1-23 SECTION L & LOTS 34-39 SECTION A  
REZONED FROM DR-3.5 TO MLR-1M THROUGH  
BALTIMORE COUNTY COMPREHENSIVE REZONING  
PROCESS, 1988. PARKING IS NOW A USE PERMITTED  
AS A RIGHT.
3. BROAD STREET: PORTION LYING BETWEEN LOT 1  
SECTION L & LOT 34 SECTION A CLOSED BY  
COUNTY EXECUTIVE, MAY 7TH, 1989.



## **GENERAL NOTES**

1. OWNER - MARYLAND STATE FAIR & AGRICULTURAL SOCIETY.
2. 5TH ELECTION DISTRICT
3. 3RD COUNCIL DISTRICT
4. ZONED: MR-1M
5. SUBDIVISION: PLAT OF TIMONIUM HEIGHTS  
LIBER 5 FOLIO 82  
SECTION L: LOTS 1-23  
SECTION A: LOTS 34-39
6. PROPERTY SIZE: 1.61 ACRES
7. SITE SOILS: BALTIMORE & CAPTINA SILT LOAM
8. PROPOSED AGGREGATE SURFACE - COMAR REGULATION  
NO. 10.18.06.03 D (1)(b) SHALL BE COMPLIED WITH  
BY PERIODIC APPLICATIONS OF WATER OR CALCIUM  
CHLORIDE
9. PROPOSED USE: PARKING (MULTIPLE USE)
10. BOUNDARY AND TOPOGRAPHICAL SURVEY BY  
GREINER, INC. JULY 1989.
11. TYPICAL PAVEMENT SECTION SHOWN IS SIMILAR  
TO EXISTING PAVEMENT SECTION.
12. CHAIN LINK FENCE SHALL INCORPORATE SLATING INTO  
THE WEAVE OF THE CHAIN LINK FENCE.  
FELIC.



QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
72	Pinus strobus	White Pine	5'-6' HT.	81B
6	Acer rubrum	Red Maple	2'-2 1/2' cal.	81B
7	Cornus Florida	Flowering Dogwood	1 1/2'-2' cal.	81B

MICROFILMED  
**PETITIONER'S  
EXHIBIT 2**

**Greiner Inc.**

2219 YORK ROAD, SUITE 200  
TIMONIUM, MARYLAND 21093-3111

(301) 561-0100

DATE	REVISIONS

OWNER / DEVELOPER  
MARYLAND STATE FAIR & AGRICULTURAL  
SOCIETY  
P.O. BOX 100  
LUTH-TIMONIUM, MD 21093  
(301) 252-0200

**PARKING FACILITY**  
FOR THE MARYLAND STATE FAIRGROUNDS

SCALE: AS SHOWN  
DATE: JULY 26, 1989  
DESIGN: EDV  
DRAWN BY: SCH  
CHECKED BY: FFR



